

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

708 JACKSON PLACE, N.W.

WASHINGTON, D.C. 20006

202-566-1066

MEETING OF THE COMMISSION OF FINE ARTS

July 31, 1985

AM

10:00 CONVENE, 708 Jackson Place, N.W., Washington, D.C.

I. ADMINISTRATION

- A. Approval of June 28, 1985 minutes of the Commission of Fine Arts.
- B. Dates of next meetings: September 11, 1985, Wednesday
October 9, 1985, Wednesday

II. SUBMISSIONS AND REVIEWS

- A. District of Columbia Government, Department of Consumer and Regulatory Affairs

Old Georgetown Act

- 1. O.G. 85-201, 3015 M Street, N.W., Razing of two story rear building.
- 2. O.G. 85-202, 203, 204; 1673, 1675, 1677 Wisconsin Avenue, N.W., Razing of additions and outbuildings to allow construction of new condominium apartment building.
- 3. O.G. 85-211, 2809 P Street, N.W., Revised designs for proposed new residence, resubmission.
- 4. O.G. 85-222, 3600 M Street, N.W., Concept designs for renovation of Car Barn building and rooftop additions.
- 5. O.G. 85-223, 1402 31st Street, N.W., Proposed renovation of residence including removal of some additions and adding new ones.

Appendix I.

II. SUBMISSIONS AND REVIEWS CONTINUED, July 31, 1985

Shipstead-Luce Act

S.L. 85-84, 2121 Virginia Avenue, N.W., Proposed new office building, final designs.

Appendix II.

B. National Park Service, National Capital Region

1. CFA 31/JUL/85-1, Georgetown Waterfront Park and Chesapeake and Ohio Canal National Historical Park, master plan.
2. CFA 31/JUL/85-6, Proposed floating restaurant for Georgetown Waterfront Park. Joint submission with the District of Columbia Government.

C. District of Columbia Government, Department of Public Works

CFA 31/JUL/85-2, Sculpture panels proposed for abutments of the Theodore Roosevelt Memorial Bridge.

D. General Services Administration

CFA 31/JUL/85-3, Proposed leasing of rooftop space of federally controlled buildings for mounting satellite dish antennae.

E. Department of the Navy

1. CFA 31/JUL/85-4, U.S. Airforce, Office of Special Investigations, designs for new building, Bolling Airforce Base.
2. CFA 31/JUL/85-5, McDonald's Restaurant, new installation at Bellevue Housing Area, Naval Research Laboratory.

REPORT OF ACTIONS TAKEN UNDER THE OLD GEORGETOWN ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 85-162	2809 P Street, N.W. J. Thomas Elmore	New residence

ACTION: Application withdrawn by written request of applicant.

*O.G. 85-165	1000 29th Street, N.W. Matthews-Walde, Inc.	New multi-unit residential structure: Conceptual
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ACTION: No objection to revised concept designs as developed and shown on 9 July 1985. Question of window details has been resolved by duplicating type, material, color and profile of windows approved for 1001 30th Street (see O.G. 85-142). Submit working drawings for review and approval of Commission of Fine Arts.

O.G. 85-170	3120 M Street, N.W. Heurich Company	Commercial renovation & sign
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ACTION: Issue permit for renovations to existing structure as shown on drawings received and dated 30 May 1985. No objection to sign and proposed lighting as shown.

O.G. 85-175	1214 Wisconsin Avenue, N.W. Hilda Horn	Approval of existing sign
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ACTION: Issue permit for existing sign.

O.G. 85-183	2001 Wisconsin Avenue, N.W. 2001 Wisconsin Avenue Associates	Renovations & parking garage
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ACTION: Proposed courtyard master plan is recommended for final design development. On Wisconsin Avenue, Scheme B (shown 9 July 1985) is recommended for development as the more favorable solution for alterations to the existing entrance.

REPORT OF ACTIONS TAKEN UNDER THE OLD GEORGETOWN ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
*O.G. 85-186	3222 M Street, N.W. Georgetown Park Associates	Alterations & repairs
ACTION: Issue permit for construction of Georgetown Park Phase II including new building and attachment to existing structure. Erect sample materials panel on site for review and approval of the Commission of Fine Arts prior to erection of exterior walls.		
*O.G. 85-187	3270 M Street, N.W. Georgetown Park Associates	New commercial building
ACTION: Issue permit for construction of Georgetown Park Phase II including new building and attachment to existing structure. Erect sample materials panel on site for review and approval of the Commission of Fine Arts prior to erection of exterior walls.		
*O.G. 85-189	3350 M Street, N.W. Forrest-Marbury Associates	Historic house renovations & additions: Conceptual
ACTION: No objection to landscape plan concept or revisions to original building renovation and to proposed additions as shown on drawings received and dated 5 July 1985. Board welcomes restored stoops and approves enclosed fire exit at the rear of the east wing roof in lieu of a bridge, which would not be appropriate on an individually designated, single family residential scale landmark. Recommend development of final working drawings.		
O.G. 85-193	3002 Q Street, N.W. Mark Lobar & Steve Duvall	Alterations & renovations
ACTION: Issue permit for renovations and additions to rear of existing residence as shown on supplemental drawings received and dated 22 July 1985.		
O.G. 85-194	3407 N Street, N.W. Adele Wells	Alterations & repairs
ACTION: Issue permit for renovations and repairs as shown on drawings received and dated 21 June 1985. Recommend existing addition be painted to match rest of house.		

REPORT OF ACTIONS TAKEN UNDER THE OLD GEORGETOWN ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 85-195	1530 Wisconsin Avenue, N.W. Sutter's Tavern Inc.	Restaurant renovation

ACTION: Do not issue permit. Proposed "colonial-style" changes to existing bay window additions are not appropriate for this "Victorian-style" building. Recommend restudy more in character with architecture of the building or restoration of original windows.

O.G. 85-196	3270 P Street, N.W. Nancy Olmstead	Residence addition
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ACTION: Issue permit for one story addition to rear of residence as shown on drawings received and dated 1 July 1985.

O.G. 85-197	907 30th Street, N.W. Rosewood Hotels, Inc.	Hotel & office building
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ACTION: Application withdrawn by written request of applicant.

O.G. 85-198	1515 29th Street, N.W. Leezee Porter	Second story addition
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ACTION: Issue permit for second story rear addition as shown on drawings received and dated 1 July 1985.

O.G. 85-199	1304 Wisconsin Avenue, N.W. Mrs. Martin	Awning/sign
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ACTION: Do not issue permit. An awning would be detrimental to this store front because of its exceptional woodwork and refinement. Recommend use of existing fascia over window for sign.

REPORT OF ACTIONS TAKEN UNDER THE OLD GEORGETOWN ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 85-200	1415 Wisconsin Avenue, N.W. Appalachian Associates	Awning/sign renovation

ACTION: Issue permit for green canvas material to recover existing shed awning. Applicant has agreed to add a valance for 8-inch lettering in lieu of advertising on the awning slope.

*O.G. 85-201	3015 M Street, N.W. Westend Corp.	Demolish carriage house & construct addition: Conceptual
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ACTION: Issue permit for demolition of existing two story garden structure only. Review, action and recommendation apply to demolition work only.

O.G. 85-205	3403 Dent Place, N.W. Bettina Conner	Porch renovation
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ACTION: No objection to concept of porch renovation. However, design as submitted is not appropriate to character of house. Recommend elimination of vertical siding and introduction of horizontal trim w/raised panels below proposed windows. Suggest use of lattice panels between columns.

O.G. 85-206	1075 Thomas Jefferson St., N.W. Leo & Linda's	Awning/sign
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ACTION: Do not issue permit. Pole-mounted three-dimensional sign is inappropriate to the historic district and the C & O Canal National Historical Park.

O.G. 85-207	3028 O Street, N.W. Mr. & Mrs. Timothy Stanley	New entrance stoop
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ACTION: Do not issue permit for reconfiguration of entrance stair approach; design will conflict with established rhythm set by the adjacent houses and stoops on this block, and remove part of the landscaped bank which is a part of the streetscape of this row of houses.

REPORT OF ACTIONS TAKEN UNDER THE OLD GEORGETOWN ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 85-208	1202 34th Street, N.W. Louis Heon	Sign: Conceptual

ACTION: Overall design concept as submitted is not approved. Note is made of the inappropriate number of signs and their accumulative square-footage in excess of the D.C. Building Code. Greater respect for the architectural integrity and character of the existing building is urged, especially choice of color, awning and lighting design.

*O.G. 85-209	1633 31st Street, N.W. Catherine S. Jones	New carriage house: Conceptual
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ACTION: No objection to revised design of carriage house as shown on drawings received and dated 5 July 1985. Request submission of working drawings for review prior to issuance of permit.

O.G. 85-210	3110 M Street, N.W. Richard D. Bernstein	Glaze-in existing openings
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ACTION: Issue permit.

O.G. 85-213	2918 M Street, N.W. Pierre Gaunoux	Replace door
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ACTION: Issue permit for new glass and wood door to replace existing panelled door.

O.G. 85-214	3223 M Street, N.W. American Blueprinting Corp.	Existing sign
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ACTION: Do not issue permit. Neither a second floor awning/sign at this location nor the design of the sign itself are appropriate to the historic district. Recommend removal.

REPORT OF ACTIONS TAKEN UNDER THE OLD GEORGETOWN ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 85-216	1262 Wisconsin Avenue, N.W. Fabrikant & Kain, Inc.	Awning

ACTION: Issue permit for shed-type awning as proposed. Sign shall be confined to the valance only.

O.G. 85-218	2816 Pennsylvania Avenue, N.W. Richard Levy	Sign
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ACTION: Do not issue permit. Projecting sign at this location is inappropriate. No objection to sign itself. Recommend placement of sign flush with building wall above door.

O.G. 85-219	1517 & 1519 Wisconsin Avenue, N.W. Alain Chetrit	Awnings
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ACTION: Do not issue permit for either of proposed awnings. 1517 Wisconsin Avenue consists of two historic buildings. Awnings and signs must reflect that fact. The awning proposed for 1519 Wisconsin Avenue does not relate well to the awning height of the buildings to the south nor to its own window height. Recommend more conventional shed-type awning at more conventional height.

O.G. 85-224	1624 33rd Street, N.W. Dr. Gaile McCarty	Porch conversion
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ACTION: Issue permit for porch renovation shown on drawings received and dated 19 July 1985.

REPORT OF ACTIONS TAKEN UNDER THE SHIPSTEAD-LUCE ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
*S.L. 85-65	3004 Oregon Knolls Drive, N.W. Tidelands, Inc.	New houses

ACTION: Issue permit for new detached dwelling unit as shown on drawings received and dated 14 June 1985. Note supplemental sheets dated 8 July 1985.

*S.L. 85-66	3027 Oregon Knolls Drive, N.W. Tidelands, Inc.	New houses
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ACTION: Issue permit for new detached dwelling unit as shown on drawings received and dated 14 June 1985. Note supplemental sheets dated 8 July 1985.

*S.L. 85-70	425 2nd Street, N.E. National Republican Senatorial Committee Trust	New office building: Conceptual
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ACTION: Concept approved for design development. Recommend study of traditional metal and glass radial entrance marquee and decrease in surface area of penthouse. Further recommend careful consideration of proposed larger window openings with development of mullion element so as to de-emphasize size and give more apparent support to masonry lintels. Clear glazing is suggested.

*S.L. 85-72	2929 Massachusetts Avenue, N.W. Mr. & Mrs. Robert R. Kogod	Renovation: Conceptual
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ACTION: Concept for renovation and addition to existing house is approved. Final approval will be subject to review of working drawings by the Commission of Fine Arts.

S.L. 85-73	2442 Belmont Road, N.W. T. Golden	House alterations
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ACTION: Issue permit for rebuilding the entrance staircases and widening the garage doorway while increasing the vertical dimension of the masonry lintel by lowering the door height. No objection to adding stone retaining walls at a height no greater than the top horizontal element of the stair railing or to adding stone walls and gates toward the rear of the property. No objection to

REPORT OF ACTIONS TAKEN UNDER THE SHIPSTEAD-LUCE ACT

the concept of surfacing the existing brick facade with stone, provided that the stone, stonework and mortar joint match the original ashlar masonry used for the house. It is noted that the proposed stonework will require the removal of the existing decorative cornicework and give the affected openings a depth not provided elsewhere. It is suggested that a careful study evaluate how the existing character of the house will be affected by these changes.

S.L. 85-75	401 First Street, S.E. Lance & Kate Beyer	Renovations
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ACTION: Issue permit. No objection to new brick walk, stoop & areaway.

S.L. 85-77	3801 Connecticut Avenue, N.W. Washington Real Estate Investment Trust	Sign
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ACTION: Do not issue permit. Sign size is in violation of D.C. Building Code maximum of 25 square feet. Recommend applicant submit alternative to pole-mounted, internally-illuminated, two-faced plastic sign, along with photographs of site and building advertised.

S.L. 85-79	5208 14th Street, N.W. Elton E. Harrison	Fence
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ACTION: Not in CFA jurisdiction.

S.L. 85-82	1940 Shepherd Street, N.W. John D. Rockefeller, IV	Renovations
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ACTION: Issue permit for French door and window renovations.

REPORT OF ACTIONS TAKEN UNDER THE SHIPSTEAD-LUCE ACT

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 85-83	1425 H Street, N.W. SJG Properties	Addition of two stories

ACTION: Issue permit.

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MEETING OF THE COMMISSION OF FINE ARTS

31 July 1985

The meeting was convened at 10:15 a.m. in the Commission of Fine Arts offices at 708 Jackson Place, N. W., Washington, D. C.

Members present:

Hon. J. Carter Brown, Chairman
Hon. John S. Chase
Hon. Frederick E. Hart
Hon. Sondra G. Myers
Hon. Edward D. Stone, Jr.

Staff present:

Mr. Charles H. Atherton, Secretary
Mr. Donald B. Myer, Assistant Secretary
Mr. Jeffrey R. Carson
Mrs. Sue Kohler

National Capital Planning
Commission staff present:

Ms. Pam Johnson

I. ADMINISTRATION

A. Minutes of the 28 June 1985 meeting of the Commission of Fine Arts, approved.

B. Dates of next meetings, approved as: 11 September 1985, Wednesday
9 October 1985, Wednesday

II. SUBMISSIONS AND REVIEWS

A. District of Columbia Government, Department of Consumer and Regulatory Affairs

Old Georgetown Act

1. O.G. 85-201, 3015 M Street, N. W., Razing of two story rear building. Staff member Jeffrey Carson showed photographs of the mid-nineteenth century structure facing M Street and of the apparently recent "carriage house" on the alley at the rear of the property, proposed for demolition. New construction would enlarge the ground floor commercial space by carrying it back to the alley, where it would be at the basement level because of the change in grade. The excavation would destroy the garden in the side yard of the "carriage house". Mr. Carson said the Georgetown Board had reviewed the project, and lacking the information now available, had not objected to the demolition. In answer to a question, the architect, Shalom Baranes, said there would be no new construction above grade in the rear, at least in the near future. He said the building proposed for demolition was about 30-40 years old.

The members thought the present situation, with a small brick building and side garden, quite attractive and characteristic of the "alleyscape" in this part of Georgetown. Mr. Stone was particularly concerned about the disappearance of a large tree in the garden space. The Chairman said the Commission would want to wait until further research had been done on the building and until they could see a proposal for the treatment of the entire space behind the main building before coming to a decision on demolition. Mr. Baranes asked if the demolition would be allowed if a garden were placed on the site. The Chairman said the Commission would look at the proposal, but he was uncertain that anything of sufficient size would be able to grow with construction below; he thought the most important consideration was that there must be something on the site that would contribute to the scale already in the area.

2. O.G. 85-202, 203, 204; 1673, 1675, 1677-79 Wisconsin Avenue, N. W.; razing of additions and outbuildings to allow construction of new condominium apartment building. The Assistant Secretary reviewed the Commission's approval, on 28 June, of the conceptual design for the new building on the site; he said this submission was for the demolition of additions and outbuildings behind the three historic houses facing Wisconsin Avenue. He said the Georgetown Board had approved the demolition at their meeting on 23 July. Mr. Carson then reported that he had visited the site and had inspected the additions and outbuildings and the interiors of the three houses. He said that it was his professional opinion that none of the structures proposed for demolition was important to the integrity of the three houses, nor did they contribute to the historic district. The architect, William Cochran, then showed slides of the structures which showed their dilapidated condition, the fact that the siding on the rear addition to 1675 was different from that on the rest of the house, and that contemporary materials such as concrete block, skylights and aluminum-framed sliding glass doors had been used on the "guest house" and rear porch at 1677-79. Staff member Sue Kohler pointed out on Mr. Cochran's drawings the location of the structures for which

1. O.G. 85-201, 3015 M Street, N. W., Razing of two story rear building. Staff member Jeffrey Carson showed photographs of the mid-nineteenth century structure facing M Street and of the apparently recent "carriage house" on the alley at the rear of the property, proposed for demolition. New construction would enlarge the ground floor commercial space by carrying it back to the alley, where it would be at the basement level because of the change in grade. The excavation would destroy the garden in the side yard of the "carriage house". Mr. Carson said the Georgetown Board had reviewed the project, and lacking the information now available, had not objected to the demolition. In answer to a question, the architect, Shalom Baranes, said there would be no new construction above grade in the rear, at least in the near future. He said the building proposed for demolition was about 30-40 years old.

The members thought the present situation, with a small brick building and side garden, quite attractive and characteristic of the "alleyscape" in this part of Georgetown. Mr. Stone was particularly concerned about the disappearance of a large tree in the garden space. The Chairman said the Commission would want to wait until further research had been done on the building and until they could see a proposal for the treatment of the entire space behind the main building before coming to a decision on demolition. Mr. Baranes asked if the demolition would be allowed if a garden were placed on the site. The Chairman said the Commission would look at the proposal, but he was uncertain that anything of sufficient size would be able to grow with construction below; he thought the most important consideration was that there must be something on the site that would contribute to the scale already in the area.

2. O.G. 85-202, 203, 204; 1673, 1675, 1677-79 Wisconsin Avenue, N. W.; razing of additions and outbuildings to allow construction of new condominium apartment building. The Assistant Secretary reviewed the Commission's approval, on 28 June, of the conceptual design for the new building on the site; he said this submission was for the demolition of additions and outbuildings behind the three historic houses facing Wisconsin Avenue. He said the Georgetown Board had approved the demolition at their meeting on 23 July. Mr. Carson then reported that he had visited the site and had inspected the additions and outbuildings and the interiors of the three houses. He said that it was his professional opinion that none of the structures proposed for demolition was important to the integrity of the three houses, nor did they contribute to the historic district. The architect, William Cochran, then showed slides of the structures which showed their dilapidated condition, the fact that the siding on the rear addition to 1675 was different from that on the rest of the house, and that contemporary materials such as concrete block, skylights and aluminum-framed sliding glass doors had been used on the "guest house" and rear porch at 1677-79. Staff member Sue Kohler pointed out on Mr. Cochran's drawings the location of the structures for which

there are related building permits: the outbuilding behind 1673, now used as a garden shed; the "guesthouse" behind 1675, and the rear porch attached to 1677-79. She then read the permits. In 1910 there was a permit for a one story fuel shed to replace a stable somewhere behind 1673; she said this was possibly the garden shed in existence today. In 1914 there was a permit for a new wood and metal fuel shed, to replace a previous one, to be built 50 feet behind the house at 1675; while this could have been the basis for the present "guest house", Mrs. Kohler said the existing structure was made of a conglomeration of materials, including concrete block, and from appearances seemed to be of recent vintage. New shed-type tin roofs were applied to rear porches behind 1677-79 in 1903, the size of the roofs given as $4\frac{1}{2}$ by 12 feet and $4\frac{1}{2}$ by 15 feet. She said the present porch was much larger, of a different configuration from that shown on the drawing accompanying the permit, and was constructed of modern sliding glass doors and rough-hewn posts with a flat, gravel-topped roof. Her conclusion was that these structures were not the same ones documented in the permits or had been altered beyond recognition.

Mrs. Alicia Boyd then asked to speak for the residents of the area. She reviewed the history of this project, beginning with its early submission as a hotel. She noted the great number of letters received in opposition to the hotel and to the condominium subsequently submitted. She said the Citizens Association of Georgetown and the Foundation for the Preservation of Historic Georgetown had both opposed the project, and she recalled that the Commission had been concerned about it as an example of the continuing encroachment on open space in Georgetown. She discussed the current and previous ownership and reviewed the history of the structures in the rear yards, saying that she believed they did contribute to the historic district because such outbuildings were part of the Georgetown scene during the 19th century. She asked that they be preserved to protect the heritage of the area.

Mr. Cochran contended that the outbuildings and porch were of recent construction and produced a survey of 1962 which did not show any of them. In answer to a question from the Chairman, Mr. Cochran said the three historic houses would be restored and would retain their present use--shops on the ground floor and apartments above. Mr. Stone asked if the design of the new building would change if the demolition were approved; Mr. Cochran said it would not. The members all agreed that on the basis of the evidence presented, the outbuildings and additions could not be seen as contributing to the historic district and could be demolished.

3. O.G. 85-211, 2809 P Street, N. W., revised designs for proposed new residence, resubmission. The Assistant Secretary recalled the Commission's disapproval of the original submission as too massive and destructive of the open space historically associated with this block. He said that on 9 July the Georgetown Board had reviewed a revised U-shaped version, with a courtyard facing Mrs. Acheson's garden, and had disapproved it. He showed a model which he placed on a larger model showing the

surrounding buildings. The Commission agreed with the Georgetown Board's action. Then on 23 July a different version had been presented to the Board; this was the version now being submitted to the Commission. He said the Board had found it an improvement as it was considerably smaller and set back from P Street, thus appearing as an ancillary structure to the historic house at 2811. The necessary opening in the old rifle barrel fence would be accomplished with a minimum of damage by creating a return at the sidewalk entrance. He read the Board's report which said that the design had considerable merit but was still too boxy at the north end. He noted that there had been quite a lot of correspondence on this project, and then introduced David Briggs, counsel to the applicant.

Mr. Briggs said the Commission had asked for a building of smaller scale and mass, one that would respect the historic houses on the block, and he thought the present design achieved this. He said the building had been pushed back 17 feet, at which point there was a one story, glass-roofed element, containing a swimming pool, before the main three story mass of the house, which rose far enough behind the house at 2811 to preserve its integrity. He said the open space in front would be landscaped so that the present garden feeling would be maintained. He noted that zoning regulations dictated that this be a row house, attached to 2811; otherwise, the side yard requirements for a free-standing structure would make the house too small. He said the Acheson house would still have open space next to it at the front (although the two houses would be separated by only 4 feet at the rear) and that the FAR had been reduced by 40%. He said there would be only one exterior parking space at the rear.

A neighbor, Anne Childs, asked to speak. First she read a letter from Mrs. Dean Acheson, owner of the house at 2805, who said that in addition to doing irreparable harm to the house and garden she had enjoyed for sixty-two years, the project would make meaningless the Old Georgetown and Historic Preservation acts, established to protect the character of the historic district. Mrs. Childs then commented on the new design, saying that from across the street the glass-roofed swimming pool would have a greenhouse character and would be a discordant element in the block. She said it was not characteristic of Georgetown and described the design as a whole as "a shoebox slipped back from the front." She thought the roofline was bad and should be multidirectional rather than flat. She noted, too, that the brick was to be a dark color, which she did not find suitable. She said her strong preference would be to leave the area free of construction.

The next speaker was Donald Harris, an attorney and the owner of the corner property, 2803 P Street. He said the Citizens Association of Georgetown, the Foundation for the Preservation of Historic Georgetown, and the Georgetown Garden Club had all objected to this project because it would destroy the open space associated with this block since the

1840's. He said it was a speculative venture, one that he found very obtrusive because of the dominant roof line in the rear. He said windows in the upper floors and the presence of a roof deck, which he understood was being planned, would destroy the privacy of the neighbors' rear yards. He said he thought there was a discrepancy between the model and the drawings, with the model being deceptive as to the length of the house. (The Assistant Secretary and the applicant checked the measurements with a scale and found there was no discrepancy.) Mr. Harris said he did not think the design complied with either the law or good taste.

Mr. Briggs said he had been assured by the city that this was a buildable lot, and his clients had tried to comply with all the requirements. Michael Minkoff, the applicant, then answered some of the questions raised. He noted first that there had been some redesign of the one story element since the Georgetown Board had made its comments. In response to Mrs. Acheson's letter and Mrs. Childs' comments, he said the integrity of Mrs. Acheson's garden would not be destroyed, nor would the cherry tree she had mentioned in her letter. Commenting on the "greenhouse character" of the swimming pool enclosure objected to by Mrs. Childs, he said the glass element would not been seen because there would be heavy landscaping in front that would virtually hide the whole one story element. He also noted that the house would be three stories in height, not four, and that there would not be a roof deck.

The Chairman said that the basic problem in this case was the historic rhythm of the block--the counterpoint of open space and structure; he observed that there was not much of this left in Georgetown. He noted that immediately south of P Street the character of Georgetown began to change to a more solidly row house development. He said the concept of small outbuildings in open space around a main structure--as seen at Williamsburg--was no longer common and thus not easily understood now. He said he thought the design presented at this meeting was much better than the previous ones, but in filling in the open space with a row house, the scale of the ensemble jumped and made the whole block appear as one mass, damaging the historic streetscape. He said for this reason the Commission still had misgivings about the proposal and felt it had to be reduced further in its obtrusiveness. He said he realized the zoning difficulties of providing adequate side yards for a free-standing dwelling, but this was a problem the Commission of Fine Arts could not speak to. He said the Commission would like to see further proposals. Mr. Stone agreed with the comment about the scale of the streetscape and said he could not approve the present design. Mr. Hart said he thought leaving things as they were would be the preferred aesthetic judgment. Mr. Chase said he thought the character of Georgetown would be severely diminished by this development, and he thought that if it were allowed, it would be followed by intensive development of the 29th Street corner

and other similar open spaces. The Chairman said the consensus was that the project be disapproved, and he asked the applicant to see what else he could do following the recommendations that had been made. Mr. Briggs replied to Mr. Chase's statement, saying this was a legal subdivision within the Historic Preservation Act and was a unique situation, not likely to occur again. Mr. Harris made the final comment, disputing Mr. Briggs on the legality of the building lot. Exhibit A

4. O.G. 85-222, 3600 M Street, N. W., concept designs for renovations of Car Barn building, and rooftop additions. Mr. Carson gave a brief history of this building, the old Capital Traction Company Union Station. He said it had been designed by Washington architect Waddy B. Wood in 1895 and then greatly enlarged and altered, in the direction of simplicity, in 1911. Gradually it had been converted to office space, and the proposal presented at this meeting was to renovate the building for both commercial and office space, replace the central elevator area (which had brought the streetcars up to the Prospect Street level) with an atrium, develop a garden on the roof, and make additions to the roof along the M Street facade. There would also be a new "pavilion" to the west of the main structure, not part of this submission. Mr. Carson said the Georgetown Board had approved the conceptual design. Architect Arthur Cotton Moore was then introduced. He talked about the roof garden development first, noting that there was almost an acre of built-up roof, full of mechanical equipment at the present. While some of the space would still be needed for this use, the greater part would become a garden and the small pavilion on Prospect Street would remain. In answer to a question from the Chairman, he said there would be no problem supplying adequate soil since the building's original use had dictated that it be very strong structurally. Mr. Moore then showed a photograph of the building as it had looked originally, pointing out the elaborate rooftop structures along M Street. He said his additions would be more simple, although the corner pavilions would recall the old work. The Chairman and the other members thought they would look better if they were more like the original, and it was also suggested that they come out to the cornice line rather than being set back. Mr. Moore said that because of zoning restrictions, he would be limited in adding more area, but he could increase the picturesque quality. The Chairman said it would have to be done carefully, but he thought the design as presented looked too timid by comparison with the character of the original roofscape. Mr. Chase asked about the materials for the roof additions. Mr. Moore said the corner elements would be brick with tile roofs, while the glass infill would have a copper roof.

There were no objections to the concept of the renovation or the additions, and with the recommendations noted, the concept was unanimously approved.

5. O.G. 85-223, 1402 31st Street, N. W., proposed renovation of residence including removal of some additions and adding new ones. This submission was withdrawn from the agenda.

Appendix I, approved. It was noted that the Commission had requested additional information on 3015 M Street, and that the action on the appendix would have to be amended.

Shipstead-Luce Act

S.L. 85-84, 2121 Virginia Avenue, N. W., proposed new office building, final designs. Mr. Carson said this eight story office building, across from the State Department, would replace the old Governor Shepherd apartments. He said the neighbors had been consulted in the planning process and demolition had begun. He introduced architect Vlastimil Koubek to discuss the project. Mr. Koubek showed drawings of the triangular shaped lot and the footprint of the building, which would conform to this shape. He then showed an elevation drawing, noting that the long facades had been broken up to decrease the apparent mass. In answer to a question about the height, he said the towers would be 90 feet high with the rest of the building somewhat lower. He said the material would be a light buff precast with a darker granite base and trim at the upper levels. He said he would like final approval of the design at this meeting. The Chairman and Mr. Stone said the Commission would have to see a mock-up of the precast and granite on the site, as well as samples of the other materials; the other members agreed. Mr. Hart said that from the drawings the building appeared very dull; Mr. Koubek said the drawings did not fairly represent the appearance expected. The Chairman said that triangular sites were hard to handle, and it was probably better that the building was treated as background architecture, especially as the State Department building set a bland tone and the World Health Organization headquarters was the dramatic centerpiece of the area. He told Mr. Koubek that a mock-up and material samples would have to be seen before final approval could be given.

Appendix II, approved.

B. National Park Service, National Capital Region

1. CFA 31/JUL/85-1, Georgetown Waterfront Park and Chesapeake and Ohio Canal National Historical Park, master plan.

2. CFA 31/JUL/85-6, proposed floating restaurant for Georgetown Waterfront Park. Joint submission with the District of Columbia Government. The Assistant Secretary noted that this was a two-part submission involving the Georgetown waterfront parks, and recalled that the Commission had approved plans for the section from 31st Street to Wisconsin Avenue at the 28 June 1985 meeting. He said the floating restaurant proposal would replace the former scheme using the old presidential yacht,

Williamsburg, as the restaurant. Mr. McNeil from the D. C. Planning Office was introduced to give the city's comments. He said the District government supported the revisions made as consistent with the agreements with the National Park Service. The change in the location of the floating restaurant farther to the west was considered a good one as it would increase the security in that area, and the idea of providing more boating facilities nearby was also approved. He said the smaller restaurant now proposed would mean only half as much parking, which would be more compatible with the park activities. The plan to put the parking underneath the Whitehurst Freeway was thought to be excellent as it would take only space unusable for other activities. In answer to a question, he said revenues from the restaurant would be used for park development.

John Parsons, representing the Park Service, told the Commission that the master plan had gone through public hearings and review by the various agencies concerned and had undergone some changes. First, at the suggestion of William Cochran, Georgetown ANC Chairman, the line had been drawn around the GSA steam plant at the eastern end, in the event GSA ever decided to give up this facility. In the Key Bridge area several changes were made, including a heavy tree-planting surrounding the bridge, creating a gateway effect. The new boat house would have then been in the way of the trees, and as it was also too close to the proposed bridge ramps, it was moved up river, closer to Georgetown University. The location of the floating restaurant was changed, as Mr. McNeil had explained, to a spot closer to Key Bridge. The size had been reduced and parking could be provided nearby, under the Whitehurst Freeway, instead of constructing a 12½ million dollar underground parking garage. Mr. Parsons said 120 parking spaces would be provided.

The Chairman asked what had happened to the plan to use the Williamsburg. Mr. Parsons said it would have required a great deal of money to move it to the location and restore it. This meant that the number of seats had to be greatly increased, and so did the parking, resulting in a parking garage that was prohibitively expensive. The Chairman said that if the parking lot now proposed were free, perhaps a historic sailing ship could be found that would make a more interesting restaurant and would be a reminder of Georgetown's history as a port town. Sarah Campbell, speaking for the District government, said the problem with bringing any ship to this location was that it would have to come in under 14th Street Bridge, which does not have a draw, and this would probably mean cutting off the superstructure and then replacing it, a very expensive procedure. The other members agreed with the Chairman that something more nautical would be better than just a floating building, if feasible. The Chairman asked if there were any

comments from the community. Mrs. Alicia Boyd said the community had not seen this plan but was not enthusiastic about another restaurant in Georgetown. William Cochran, representing the ANC, said they had come to the conclusion that the plusses of the increased security that activity in the area would bring outweighed any other minuses.

There were no further comments and the members unanimously approved the master plan as revised, noting their recommendations as to the character of the floating restaurant. Exhibit B

C. District of Columbia Government, Department of Public Works

CFA 13/JUL/85-2, sculpture panels proposed for abutments of the Theodore Roosevelt Memorial Bridge. Mrs. Kohler told the members that sculpture panels on the abutments had been proposed when the bridge was built, but the project had not gone ahead. She showed photographs of models for the original reliefs, portraying Courage, Foresight, Leadership and Power. They were the work of the late Laura Gardin Fraser. She then introduced Gary Burch from the District government to discuss the new proposal.

Mr. Burch said all four panels would be on the District side of the bridge and there would be a mock-up constructed to show the size. He said the original reliefs were no longer available, and that in consultation with the Theodore Roosevelt Association, the theme of endangered animal species had been chosen; he showed drawings portraying the whooping crane, alligator, grizzly bear and gray wolf, selected because they represented a variety of animal life and habitat. Mr. Burch said the sculptures would require about eighteen months to complete, and a local group, Talibah Designs/Meadowlark Studio, had been tentatively selected to execute them. He introduced Jerome Meadows and Michele Davidoux from the sculpture studio to show the members a maquette of the grizzly bear panel.

Mr. Hart commented that the stone blocking shown surrounding the sculptures was very awkward, and not originally intended as a guideline for design; he thought that if any frame were to be used it should relate to the style and form of the bridge. He also felt that since these sculptures will be quite large, the relief should be lower than that indicated on the maquette. The members questioned the sculptors about the design, noting that it varied substantially from that shown on the drawings; Mr. Meadows replied that the drawings had not been done by the sculptors. The members thought that the drawings, which had a strong pictorial quality, gave very little indication of what the sculpture would actually look like. The Chairman thought the design of the maquette had not been well thought out and that the anatomy of the bears

needed further serious study. The consensus was that while the concept of using sculpture of endangered species on a bridge dedicated to Theodore Roosevelt was entirely appropriate and could be unanimously approved, the designs as presented were not adequate for such an important location. Exhibit C

D. General Services Administration

CFA 31/JUL/85-3, proposed leasing of rooftop space of federally controlled buildings for mounting satellite dish antennae. The Assistant Secretary said this was only a general proposal, that GSA was seeking comments on the commercial leasing of rooftop space. He said the Planning Commission would also review the proposal, and the staff of that agency was concerned that because Washington was sited in a topographic bowl, these large antennae would be highly visible.

Ms. Marian Laster from GSA was introduced to give the members more information on the proposal. She said that it had come about because of the program to maximize the use of federal buildings, and it had seemed a good way to help the budget as well as local businesses. She said that PADC and the Advisory Council on Historic Preservation had not been opposed, and the later agency was drawing up a long letter on guidelines to follow. Mr. Stone asked if this would apply only to federal buildings in Washington; Ms. Laster said that was correct, that this would be a pilot project. Mr. Stone thought it would have far-reaching implications and said he would like the staff to review it. Mr. Hart agreed that it could become a real monster. The Chairman thought that since government leverage is strong, the guidelines could make manufacturers look seriously at ways to reduce the size of the antennae; without some kind of incentive to do this, real damage could be done. He thought sightline studies and case-by-case review, particularly in monumental areas would be essential. Mr. Stone commented on the effect these large dishes would have on the rooftops of historic buildings. Mr. Chase thought that aesthetic groups, particularly the AIA, should work with the technological groups to try to find a solution.

Ms. Laster thanked the members for their comments; no action was required. Exhibit D

E. Department of the Navy, Chesapeake Division

1. CFA 31/JUL/85-4, U. S. Air Force, Office of Special Investigations, designs for new building, Bolling Air Force Base. Mr. Carson introduced Frank Gerlach from the Navy to discuss this project. Mr. Gerlach said this would be the third building in the headquarters complex; it would be built on a site now used as a parking lot. He showed drawings of a tinted glass and anodized aluminum building that would match the other buildings in the complex. Mr. Carson then asked him if he would report to

the members on the status of the master plan. Mr. Gerlach said there was a plan in draft stage for the entire base, and they were waiting for comment on it by the Air Force, which he expected would take some time. He said the plan did take into consideration this complex, and he noted that the new building would not line up with the others because of a sewer line that had to be kept clear. Mr. Chase asked about parking, and Mr. Gerlach said that no special provision had been made since it was sited in an existing parking lot.

The Chairman asked what was holding up approval of the master plan-- was it just bureaucratic inertia? He asked the other members if they would consider making their approval contingent on review of a master plan that had the official approval of the Air Force. It was unanimously agreed that this was the course to follow. Mr. Stone told Mr. Gerlach that continuing to build just makes it more difficult to develop a plan, and the Chairman added that a real opportunity was being missed by proceeding in a haphazard way. Exhibit E

2. CFA 31/JUL/85-5, McDonald's Restaurant, new installation at Bellevue Housing Area, Naval Research Laboratory. Mr. Carson said the federal government was leasing land on the base to McDonald's to build this restaurant, which would be staffed primarily by dependants of Navy personnel and would be patronized to a great extent by the military. There were no objections to the building, but there were objections to the large pole-mounted signs; they were thought to be unnecessary, since there would be a sign on the building and the restaurant was not located on this site to attract the general public. The Chairman noted that McDonald's had been amenable in other cases to reducing signage, and Mr. Hart suggested that instead of signs they might make a contribution to the area in the form of landscaping around the building or perhaps a piece of sculpture. The Chairman told Mr. Gerlach that approval of this project would also be contingent on approval of a master plan. Exhibit E

The meeting was adjourned at 1:00 p.m.

Signed,

Charles H. Atherton
Secretary

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

708 JACKSON PLACE, N.W.
WASHINGTON, D.C. 20006

EXHIBIT A

202-566-1066

August 13, 1985

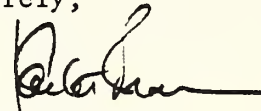
Dear Ms. Thompson:

At its meeting on July 31, 1985, the Commission of Fine Arts reviewed a revised design for a new residence at 2809 'P' Street, N.W., (O.G. 85-211). As you know from previous reports on this matter, the Commission has been especially concerned about preserving the special historic and architectural features of this block; a block that is in fact essentially unchanged since the early 1840's. While it may be possible to design a structure that would not impair the unique quality of the site, such a proposal has yet to be submitted.

In all cases there has been too much building for the lot, a characteristic that was shared by the current submission despite the fact that the applicant and his architect, in a good faith effort to meet the Commission's objections, had reduced the volume of the house and substantially set back the front facade from the normal building line. Even with these well-intentioned measures, the resulting development would still substantially alter the essential quality of the block and the setting and character of the two historic houses adjoining the site. On this basis, the Commission recommends against the development as currently proposed.

The Commission will be happy to review other proposals or substantive modifications of the current design. The applicants may contact the staff at any time in order to get schedule for future meetings of the Georgetown Board and the Commission.

Sincerely,



J. Carter Brown
Chairman

Ms. Carol B. Thompson
Director
Department of Consumer & Regulatory Affairs
614 H Street, N.W. - Room 307
Washington, D.C. 20001

THE COMMISSION OF FINE ARTS

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708 JACKSON PLACE, N.W.
WASHINGTON, D.C. 20006

EXHIBIT B

202-566-1066

August 13, 1985

Dear Jack:

The Commission was glad to see the continuing development of conceptual plans for the Georgetown Waterfront Park which it reviewed with staff-members from your office and the District government at our meeting on 31 July 1985. The additional boating facilities upstream from Key Bridge and the relocation closer to the bridge of proposed floating restaurant facilities are both positive additions to the plan, as is the use for parking of the area beneath the elevated roadways of the freeway and bridge. The restricted automobile access on Water Street west of 34th is also a welcome idea.

Our chief concern at this time is with the intended character of the floating restaurant, which would be an entirely new structure rather than a refitted historic vessel as was the case with the Williamsburg yacht. It would be much more appropriate, in the Commission's opinion, to maintain a historical connection between the new dining facilities and the former port activities of Georgetown.

In the same vein, we suggest the old icehouse be carefully documented and studied before any decision is made to raze the entire structure. While we agree that in its present form it does not contribute much to the appearance of the area, it still is a fact that the building is one the few remaining structures on the Waterfront with any ties to the past. After further study, it may prove desirable to retain at least a portion of the structure in some modified form that would lend itself to an administrative or interpretative use by the Park Service.

Mr. Manus J. Fish
August 13, 1985
Page 2

Finally, we commend your bold and imaginative replacement of GSA's west side heating plant with parkland. This surely is an idea befitting of Burnham's charge that we "make no little plans."

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Carter Brown', with a stylized, cursive flourish at the end.

J. Carter Brown
Chairman

Mr. Manus J. Fish
Director
National Park Service
National Capital Parks
1100 Ohio Drive, S.W.
Room 336
Washington, D.C. 20242

THE COMMISSION OF FINE ARTS

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708 JACKSON PLACE, N.W.
WASHINGTON, D.C. 20006

EXHIBIT C

202-566-1066

August 13, 1985

Dear Mr. Moy:

At its meeting on 31 July 1985, the Commission of Fine Arts reviewed a proposal to place four stone relief sculptures on the abutments of the Theodore Roosevelt Bridge over the Rock Creek and Potomac Parkway.

The Commission was happy to see this project revived and thought the idea of using endangered animal species as the subject matter was an excellent one, entirely appropriate for a bridge named for Theodore Roosevelt.

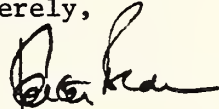
The sculptor member of the Commission, Frederick Hart, had several suggestions. He thought the stone blocking shown around the sculptures was awkward and unrelated to the form and style of the bridge; he thought any framing for the sculptures should consider this relationship. He also observed that the size of these pieces would be very large and therefore the relief should be lower than that shown on the small maquette.

This maquette varied substantially in design from the sketches presented, which were pictorial in character and not prepared by the sculptors; thus they gave very little idea of the actual character of the pieces. The maquette was not considered satisfactory. The Commission would expect to see maquettes of all four pieces, more fully worked out according to Mr. Hart's suggestions, before making any further comments on the sculpture.

Mr. Harry Moy
August 13, 1985
Page 2

Theodore Roosevelt Bridge is a major element in the monumental core of the nation's capital; any sculptural embellishment must be of the highest quality, and it is important that decisions regarding it not be made in haste.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Carter Brown", written in a cursive style.

J. Carter Brown
Chairman

Mr. Harry Moy, Chief
Bureau of Transportation, Construction Services
Government of the District of Columbia
Department of Public Works
Design, Engineering and Construction Administration
613 G Street, N. W.
Washington, D. C. 20001

THE COMMISSION OF FINE ARTS

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708 JACKSON PLACE, N.W.
WASHINGTON, D.C. 20006

EXHIBIT D

202-566-1066

August 13, 1985

Dear Mr. Jenkins:

The Commission of Fine Arts at its 31 July meeting appreciated the opportunity to discuss with Ms. Marian Lester of GSA the proposed leasing of federal facilities for rooftop antenna installations. We feel this is an interesting and serious proposal that deserves most careful study, especially the aesthetic aspects of the proposal and the effects such satellite antenna installations would have not only on the federal buildings themselves, many of which are historic landmarks, but on the city or landscape as a whole. Certainly if Washington were used as a pilot area for the program, there are many buildings and locations that come to mind where we would question the appropriateness of such an installation. For example, any of the federal buildings in the Triangles north or south of the Mall would pose serious questions as to the effect the antennas would have on the buildings and views of important nearby structures and open spaces of national significance. On the other hand, there well may be other areas where the antennas would pose no problems.

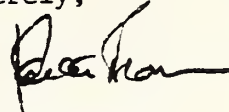
Only through careful analysis of existing conditions, the significance of the building and its surroundings and the degree to which such antennas would be visible, can suitable locations be determined. Sightline studies and documentation of critical views from other buildings and elevated vantage points should be a mandatory part of the study.

In addition, it would be prudent to develop guidelines and specifications in conjunction with potential users of such a service as well as industry representatives. There may be advances in the technology of the antennas that could be factored into the guidelines. These studies, guidelines, and lists of possible sites where dish antennas may be feasible should be coordinated with all interested federal and local agencies.

Mr. William B. Jenkins
August 13, 1985
Page 2

We look forward to working with you on this proposal and would be glad to make staff personnel available to assist in any way they can.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Carter Brown", written over a horizontal line.

J. Carter Brown
Chairman

Mr. William B. Jenkins
Director
Real Estate Division
General Services Administration
National Capital Region
Room 7931
7th & D Streets, S. W.
Washington, D. C. 20407

THE COMMISSION OF FINE ARTS

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EXHIBIT E

202-566-1066

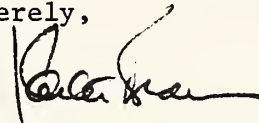
August 13, 1985

Dear Mr. Faught:

During its meeting of 31 July 1985, the Commission reviewed and discussed two projects with Frank Gerlach of your department, including the new Office of Special Investigations at Bolling Air Force Base and a McDonald's restaurant adjacent to the Naval Research Laboratory. We regret that the Commission cannot approve either submission at this time.

As you know, the Commission has repeatedly called for the development and implementation of an approved master plan for the Bolling-Anacostia areas. Many of the favorable decisions granted on projects generated by the Air Force and Navy were predicated on assurances that such a plan would be soon forthcoming. We have noted with increasing concern the addition of various new facilities to Bolling without benefit of the necessary organization and discipline such a plan would undoubtedly provide. Therefore, it is the Commission's position that before any additional facility of whatever nature is considered, a viable master plan must be provided.

Sincerely,



J. Carter Brown
Chairman

Mr. William D. Faught, Director
Installations Planning Division
Department of the Navy
Chesapeake Division
Naval Facilities Engineering Command
Building 212, Washington Navy Yard
Washington, D. C. 20374-2121

MEETING:

11 September 1985

